

4. Design Statement & Approach – New Build (Drawings 23596/ 6, 7F, 8C, 9B,10A, 11B, 12B, 13B, 14C, Reduced to A3 See Appendix I)

4.1 Project Design

Once the Management Company had been forwarded our findings and costings on repairing the building we were then instructed to prepare a scheme for rebuilding as the repair option was clearly not viable. The brief was to produce a scheme, if possible without placing a heavy financial burden on the Management Company

The site is rectangular in nature with clearly defined boundaries at the front between No 9 and No 13 Netherhall Gardens. The depth of the site was also a consideration together with existing features such as boundary walls and trees. The new design has to reflect the policies in the UDP to enhance the built environment and encourage sensitive change.

We are able to increase the number of flats in the scheme by increasing the depth of the building and no flat has both a front and rear outlook compared to the flats in the existing building (where Flat 1 and Flat 8 has a front and rear aspect) Additionally by reducing floor to ceiling heights we have also gained sufficient space to allow an extra floor to be inserted.

The resultant design presented is for 14 flats which is just under the affordable housing limit of 15 dwellings. This design has not sought to avoid any particular planning policy such as affordable housing as we have tried to maximise the use of the site available. The floorspace created is 1557M2 and policy H2 2.22 asks for sites with floorspace's of over 1500M2 to calculate whether any contribution is required. If the scheme designed sought to avoid this policy then we would have reduced the design to under 1500M2 but the loss of 60-80M2 is the size of one of the one or two bedroomed apartments. The calculation of whether there is any " off site provision " is considered in another area of our planning submission.

The development plan is the London Borough of Camden Unitary Development Plan 2000 (UDP). This is also subject to replacement and the Camden UDP Revised Deposit Draft 2004 has now been published and our revised design has regard to this draft.

We consulted the Fitzjohns/ Netherhall Conservation Area Statement and our approach has regard to this statement. The design reflects Victorian buildings in the area with sufficient detailing to provide the necessary quality compared with surrounding buildings in the Conservation Area. Our design presented will also have to accord with PPG 15 – Planning and the Historic Environment and the Planning (Listed Buildings and Conservation Areas) Act 1990 where the character and appearance of the conservation area has to be enhanced by the replacement building. As the area is within

an existing area of homogenous architectural style we have not presented a contemporary design

Our general design principals for this replacement building follow Camden's UDP 2004 deposit draft –Section 3 – Built Environment where the development should:

- (a) Respect its site and setting
- (b) Be safe and accessible to all;
- (c) Improve spaces around buildings
- (d) Be sustainable and easy to adapt;
- (e) Provide high quality landscaping and boundary treatments: and
- (f) Seek to improve the attractiveness of an area and not harm its appearance or amenity.

We have respected the pattern of the street form by locating the frontage of the building in the same position as the existing building. The height of the new building is slightly lower than the existing building.

The new building will be sustainable and will be assessed against BREEAM standards to verify the environmental impact of the building. This will be undertaken at the detailed design stage but will cover all aspects of current design technology and the new building will use:

- Natural and borrowed light
- Heat recovery ventilation systems
- High levels of Insulation
- High Efficiency condensing boilers

Terracotta band coursing will be provided to reflect the existing building, **see Appendix J photo's** of existing band coursing and eaves cornice where we intend to replicate this detailing on the new development) We note the new buildings opposite have also had similar treatment.

Traditional timber box sash windows will be used with sufficient depth provided to emphasise the building vertically with segmental brick arches over which was a feature of the existing building. These will be sited back into the walls by 100mm with stone sub-cills provided. Bronze casement windows with oak millions will be used to the main stairs to complement the detailing of the conservation area. **(See Appendix K for typical examples of windows to be used)**

Each floor height has been reduced compared to the present flats and is now 2.35M-2.45M rather than 3.20M. (apart form the third storey where this is 2.6-3.67M as these are loft style apartments)

We have included semi-basement parking in the design and each flat will have one car parking space with a further eight spaces to be allocated to family accommodation. There are three spaces allocated for disabled parking which is required by the UDP.

We have also had regard to Camden's UDP and have sited similar use rooms over each other to introduce a stacking affect and the room dimensions exceed Camden's spatial requirements.

The design also includes for rehousing three leaseholders if necessary who currently reside in the existing flats. This has produced a good mix of accommodation rather than standard two bedroomed flats.

Balconies have been added in positions that will not have any direct overlooking of the adjoining properties. This is because they are recessed into the roof structures.

The new building is now detached from No 9 and a reasonable gap has been allowed between the buildings. No overlooking will occur from the windows of the property to the south side of the building as all windows are either directly opposite the gable end of No 9 or the garden wall. The windows to the third floor are located in the roof slope well above head height.

We have consulted successive adjoining owners of No 9 Netherhall Gardens regarding this new Planning application and discussed the impact of our proposals with the Planning Department. As a result we reduced the eaves and roof height to the south side of the building and repositioned windows together with balconies to the rear. Inevitably with a completely new building with a higher number of apartments with a larger footprint there will be a difference between old and new.

We have removed the cluttered appearance of the present infill buildings with flat roofs to provide a clear distinction between the buildings. The present arrangement of refuse bins located adjoining No 9 which has been commented upon by the owners will now be dealt with by siting these in the basement

No mature trees will be removed and we obtained an arboricultural survey from City Trees Ltd on the impact of a number of mature trees located over the boundary on No 13 which are sited close to the new building. **See Appendix L** for details. The hawthorn in the front garden is leaning over at an angle and this will be removed. The two mature sycamore trees located behind the garages to No 13 Netherhall Gardens will be pollarded with no loss of amenity and will not affect the general appearance of the area.

We believe the design presented will be successful in contributing to the character of the Conservation Area and the benefits of replacing this building outweigh the general presumption of retaining the existing building.

The above also has regard the broad criteria set out in PPG 15 3.16 – 3.19. The existing building has not been deliberately neglected in the hope of obtaining consent for demolition as our original instructions were to carry out repairs to the building. VAT is payable on the whole of the works

to repair unlisted residential buildings which is considerable in this instance.

This design is very similar to our previous planning application withdrawn and the outstanding points on design were covered during a meeting with Camden's Planning Department dated 14th March 2005. **See Appendix M.**

4.2 Increasing The Supply of new Accommodation

Camden's UPD identifies a shortfall in accommodation in the borough and *"welcome proposals which involve an increase in residential accommodation"*. This has been met as we are increasing the number of dwellings on this site from ten dwellings to fourteen. HG1.

Detailed discussions with the Planning Department also identified the need to provide more family accommodation with three or more bedrooms. We have designed four apartments to accommodate this but the needs of the existing leaseholders and freeholders have been taken into account and there are two one bedroomed dwellings with the remainder being two bedroomed.

4.3 Lifetime Home Standards

Policy H7 Camden's UDP Revised deposit Draft 2004 states *"all new housing should be built to Lifetime Homes standards and 10% of new housing should be designed to be wheelchair accessible."*

We have had detailed discussions with Camden's Access Officer and have designed a ramp from the front footpath towards the entrance door. The lift will be suitable for disabled use minimum size 1100mm x 1400mm.

The staircase is suitable for ambulant disabled use with restricted height risers and wider treads. This, together with the lift provision creates an inclusive environment for subsequent users of the building.

We consider that all flats will be wheelchair accessible and that we have met the sixteen standards promoted by the Joseph Rowntree Foundation. The building will provide a step free access and comply with Part M of the Building Regulations. We should point out that no costings on improvements to the existing building have been proposed and the present building is not suited to disabled access.

4.4 Car parking

The proposed car parking standards have been designed alongside development standards set out in C3 - Residential development of Camden's Revised Deposit Draft 2004.

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